

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**MARCH 24, 2015**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2015 through 1/2016</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Howard Elfman, Chair	P	2	0
Chad Thilborger, Vice Chair [arrived 9:09]	P	1	1
Paul Dooley	P	2	0
Joan Hinton	P	2	0
Patrick McGee	P	2	0
Lakhi Mohnani	P	2	0
Howard Nelson	P	2	0

**Alternates:**

PJ Espinal	A	0	2
Joshua Miron	A	0	2
Robert Smith	P	2	0

**Staff Present**

Bruce Jolly, Board Attorney  
Paul Bangel, Assistant City Attorney  
Yvette Ketor, Secretary, Code Enforcement Board  
Shani Allman, Clerk III  
Deanna Bojman, Clerk III  
Porshia Goldwire, Administrative Aide  
Annmarie Lopez, Project Specialist  
Alexandria Gill, Project Specialist  
Robert Masula, Building Inspector  
Leroy Jones, Building Inspector  
George Oliva, Building Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE15020130: Michael Hackert, owner  
CE14120559: Elizabeth Melamed, owner's representative

CE14080903: Andre Greene, property manager  
CE14032296: Elias Delgado, owner's agent  
CE15010697: Frenchy Roy, project manager  
CE14031442: Dennis Brooks, owner  
CE13020243: Joel Pierce, owner's agent  
CE14060438: Elizabeth Levy, owner's agent  
CE14031887; CE14010280: Gary Ansley, contractor  
CE14110272: Thomas Steiger, owner's representative  
CE14121502: Scott Mulheron, contractor  
CE14021838: Judith Baker, owner  
CE14082139: Hugo Hernandez, contractor  
CE14050074: Jude Petion, owner  
CE14071684: Doug Green, property manager  
CE14110923: Frederick Sander, owner  
CE14020458: Stephanie Toothaker, attorney  
CE14101440: Jose Gonzalez, owner  
CE13101928: Sherri McGill, owner; Robert McCaulson, attorney  
CE14061156: Marc Obas, owner; Eric Martinez, contractor  
CE14060539: Chunilal Ramkissun, owner's representative  
CE10070711: Gloria Martinez, owner  
CE13030165: Rebecca Saunders, owner  
CE14050884: Herman Mendelovic, owner's husband  
CE11121644: Edwin Stacker, attorney  
CE11110991: Carl Leo Perkins, contractor  
CE14121723: Ross Shulmister, attorney  
CE15021032: Elizabeth Levy, owner's representative  
CE14091628: Valdete Fontana, owner; Robert Shearin, attorney; John Baltz, property manager  
CE14050427: Michael Joseph, contractor  
CE15011493: Mate Dezamits, owner  
CE14051939: Smith Pierre Paul, owner

[The meeting was called to order at 9:00 a.m.]

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE11121644**

2765 Northeast 14 Street # PH1(PHW)  
FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/25/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and he did not support another extension. He said the owner had hired a contractor and was applying for a variance.

Edwin Stacker, attorney, said they could not obtain a variance for the third boat lift. The contractor would hopefully demolish one boat lift and his client would lease one of the two remaining lifts. Mr. Stacker said only his client's lift was in use and he did not believe either of the other two lifts would be in use in the next few months.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Thilborger arrived at 9:09.

**Case: CE14110923**

1640 Northeast 60 Street  
SANDER, FREDERICK LEE

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity but the owner had informed him he was ready to submit plans. Inspector Masula said he would support a 63-day extension.

Frederick Sander, owner, said he was building a storage structure. He had hired an architect who promised the plans would be completed the following morning to submit for the permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14020458**

1700 S Ocean Drive  
HARBOR BEACH INVESTMENTS LLC  
% LEWIS HEAFITZ MANAGER

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the awnings were no longer permanent structures and he recommended a 63-day extension to reinspect.

Stephanie Toothaker, attorney, requested additional time for Inspector Masula to reinspect.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14071684**

1608 Southwest 10 Court  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, recommended a 63-day extension.

Doug Green, property manager, said they were working as fast as possible to comply. He said they had cleaned the exterior of the property and received an estimate for the rest of the work, but he wanted to obtain another estimate before proceeding. He stated the property was secure.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14061156**

2421 Southwest 5 Place  
OBAS, MARC ANTOINE H/E  
OBAS, LAURIANE

This case was first heard on 10/28/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the

City was requesting imposition of the fine, which would begin to accrue on 3/25/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the window and door permit had been issued and the central air conditioner permit was active. He recommended a 63-day extension.

Mark Obas, owner, introduced his contractor.

Eric Martinez, contractor, said finishing within 63 days would be "close" because they were on a budget.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14080903**

320 Delaware Avenue  
KOHUTH, RUSSELL THOMAS EST  
%LLOYD H FALK

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress and no permit application had been submitted.

Andre Greene, property manager, said they had hired Creative Directions to create plans and submit the permit applications. She had also petitioned the court for the funds to move forward. Ms. Greene requested 60 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14032296**

516 Southwest 16 Street  
THIER, JASON

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the owner had submitted permit applications and recommended a 63-day extension.

Elias Delgado, the owner's agent, said he assumed the permit he had pulled covered all the violations. He had subsequently applied for the shed permit and a roofing permit. He felt 60 days would be sufficient.

Inspector Oliva confirmed that 105.10 required final inspection to comply the violation.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton, to grant a 91-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031887**

1140 Northwest 4 Avenue  
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported a contractor had applied for the permit and recommended a 63-day extension.

Gary Ansley, contractor, said the permit was ready to be picked up.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14010280**

1341 Northwest 3 Avenue  
VILLA, ROBERT  
VILLAGOMEZ, JOSE C TERRAZAS ETAL

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said all that remained was final inspection and recommended a 126-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14082172**

2200 S Ocean La # 910  
BUTTERFIELD LTD

This case was first heard on 10/28/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, stated the owner's attorney had been present earlier. He reported the property was now in compliance.

**Case: CE14082139**

1544 Northwest 9 Avenue  
KDE OF FL 1 LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permit applications had been submitted and recommended a 63-day extension.

Hugo Hernandez, contractor, agreed to the extension. He said the tenant had been evicted and they could now proceed within the work.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE11110991**

2845 Southwest 4 Street  
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, provided Board members with a copy of the property's permit history. He said permits had been issued but allowed to expire.

Carl Leo Perkins, contractor, described the issues they needed to address and remarked that the owner was overwhelmed because she had believed much more work was needed than the violations indicated. Mr. Perkins said there were no product approvals for the windows or air conditioner, which were in the house when the owner purchased it.

Inspector Oliva said the case was begun by Broward County for illegal additions. He stated the code would not allow grandfathering of work done without a permit and all work done without a permit was deemed unsafe. He said he had been working with the owner for four years and could not support an extension because the contractor could not provide a timeframe for work.

Mr. Perkins said the owner had hired him approximately one month ago. Mr. Nelson informed Mr. Perkins that the case had existed for a very long time and they must see significant progress if an extension were to be granted. Inspector Oliva said he would agree to a 35-day extension but in that time the expired permits should be renewed. He said he had been working with the owner for years.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/28/15, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Dooley opposed.

**Case: CE14050427**

6840 Northwest 31 Way  
MCKEE, STEVEN

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the front porch needed to be changed because it protruded into the setback. He recommended a 63-day extension.

Michael Joseph, contractor, said the plans required minor corrections and would be resubmitted within the next two days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13101928**

2201 Northwest 23 Ln  
MCGILL, SHERRI

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the permit applications had been submitted on 9/22/14 and rejected because they needed a sealed drawing and a signature. He recommended a 35-day extension.

Sherri McGill, owner, did not understand what was needed and Mr. Nelson explained it to her.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14050074**

1545 Northeast 5 Avenue  
PETION, JUDE

This case was first heard on 2/24/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there was no permit activity.

Jude Petion, owner, said he had not known a permit was needed when he fixed the fence. He intended to apply for the permit.

Inspector Masula explained that the fence required plans from an architect because it was not "code prescriptive" and this could be a difficult process. He said there was also a zoning issue with the fence.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13020243**

808 Southwest 2 Street  
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the roof permit had been issued on 2/4/15 and the electrical permit was pending issuance.

Joel Pierce, the owner's agent, said the electrical permit had been picked the previous day and inspection was scheduled for Friday.

Mr. Nelson asked about a plumbing permit and Inspector Masula stated the plumbing violation required a permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14121502**

1437 Northwest 4 Avenue  
FISHER, LARRY A JR

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported he had received an email that the fence had been repaired, but no permit had been pulled for any of the violations. He said the only action had been the renewal of the meter can permit.

Scott Mulheron, contractor, said a 60-year-old woman lived on the property with her son and grandchildren. One of the grandchildren had been raped and stabbed and was confined to a hospital bed in the home. Mr. Mulheron said the owner was trying to comply but displacing the family would be a significant problem.

Inspector Oliva explained there was a main house and a detached building. Two apartments had been built on the south side of the main house.

Inspector Oliva said the violations cited still existed. Mr. Nelson reviewed the violations with Mr. Mulheron. Inspector Oliva confirmed that the two rental apartments were part of the main building.

Mr. Mulheron said the permit for the front door had been pulled and passed final inspection. Inspector Oliva said the other doors needed permits, as did the windows. Mr. Nelson suggested Mr. Mulheron view the Notice of Violation and compliance file at the City in order to move forward.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060539**

2496 Cat Cay Lane  
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reminded the Board that the owner had been defrauded by his original contractor. She had hired a new contractor and the permits were ready to be issued. He had met with the owner and Building Department representatives the previous month to discuss the fees and Building Department representatives had agreed to reduce some of the fees but when the permits were issued, he and the contractor had been surprised that the fees were higher than they had agreed upon.

Chunilal Ramkissun, the owner's representative, confirmed that the permit fees had been increase by \$1,400 from the agreed-upon cost.

Mr. Nelson asked Inspector Masula to speak with the Chief Building Official regarding the fees. Inspector Masula explained that prior to meeting with the owner and Building Department representatives, Inspector Masula had discussed the situation with Assistant Building Official Alex Hernandez, who agreed to remove \$1,400 in fees. Inspector Masula stated when the owner met with him at the Building Department, Mr. Hernandez had been present and agreed again to the fee reduction. Inspector Masula stated a "concerned citizen" had made phone calls regarding the case and Inspector Masula had contacted him. This citizen had criticized how Inspector Masula had handled the case and demanded copies of the plans. He viewed and offered his assessment of the plans at the Building Department with Inspector Masula.

Mr. Nelson asked Mr. Bangel to speak to the Chief Building Official regarding the agreement made with the owner with respect to the fees.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE13030165**

2605 East Las Olas Boulevard  
SAUNDERS, JAMES & R L H/E  
SAUNDERS, T & SAUNDERS, ASHLEY

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/25/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the owner was in the process of finalizing the dock. He recommended a 63-day extension.

Rebecca Saunders, owner, confirmed that Broward Piling would do the work and pull the permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060438**

930 Northwest 14 Street  
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14, amended to 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the tenant had been removed and on 3/4/15 the owner had called for FPL to inspect the meter to remove it. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14121723**

2879 Northeast 28 Street  
NOLAN, GERALD N & JOANNA

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
SUB-DIVISION OF THE HOUSE TO CREATE SEPARATE  
RENTAL UNITS WITHOUT OBTAINING THE REQUIRED  
PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL  
AND REPLACEMENT OF PLUMBING FIXTURES WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED BY ADDING  
ELECTRICAL WIRING, DEVICES AND FIXTURES WITHOUT  
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL

AND REPLACEMENT OF THE MAIN A/C UNIT WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THIS CODE CASE WILL REQUIRE THAT PERMITS BE  
OBTAINED, INSPECTED, PASSED AND CLOSED PRIOR TO  
COMPLYING AND CLOSING THIS CASE.

FBC(2010) 111.1.1

THIS CODE CASE WILL REQUIRE A NEW CERTIFICATE OF  
OCCUPANCY IF THIS HOUSE IS SUBDIVIDED INTO  
SEPARATE RENTAL UNITS.

Inspector Masula said the case was begun pursuant to complaints. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said permit applications had been submitted. Inspector Masula recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ross Shulmister, attorney, said an architect had advised the owner that there was a lot of work to be done. He said the work could cost upwards of \$250,000 and would take much more than 60 days, but felt he could provide a progress report in 60 days.

Mr. Shulmister believed the property would be reverted back to a single-family home. Mr. McGee asked Inspector Masula if there were any "immediate life safety issues" and Inspector Masula replied that any work done without permits was deemed unsafe. He said there was some "very questionable" electrical work on the property.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14091628**

5420 Northeast 22 Terrace  
LONGVIEW HOUSE LLC

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED WITH EXTENSIVE  
REMODELING WORK WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS BUILDING HAS BEEN ALTERED WITH THE INSTALLATION OF ELECTRICAL DISCONNECTS FOR THE NEW AIR CONDITIONING SYSTEMS ALONG WITH OTHER MISCELLANEOUS ELECTRICAL CONDUIT AND WIRING. THIS ELECTRICAL WORK WAS DONE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS BUILDING HAS BEEN ALTERED WITH THE INSTALLATION OF AT LEAST TEN AIR CONDITIONING UNITS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.15

THIS BUILDING HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF AT LEAST 25 WINDOWS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE OUT ALL THE REQUIRED PERMITS TO FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula said the case was begun pursuant to a complaint from the Fort Lauderdale Fire Department. He reported a licensed air conditioning contractor had been arrested twice regarding this property. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Robert Shearin, attorney, said the licensed contractor had not pulled permits. Mr. Shearin said permits had been pulled earlier that day for electrical and air conditioning work. They would address the window violation, but he said this might take some time.

John Baltz, property manager, said an electrician had gone to the City that morning and an air conditioning company would go to the City later in the day.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14050884**  
2640 Riverland Road  
BERBECARU, ANNA

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. THE OWNER HAS INSTALLED A NEW DOCK THAT ENCROACHES A NEIGHBORING PROPERTY.
2. ON THE EXISTING DOCK THE WOOD WAS REPLACED.
3. THE DECK WAS EXPANDED FROM ITS ORIGINAL DESIGN.
4. FOUR COLUMNS WERE ERECTED ON THE DRIVEWAY WITH ELECTRICITY SUPPLIED TO IT AT THE FRONT OF THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said permit applications had been submitted but kept failing Engineering and Zoning reviews. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Herman Mendelovic, the owner's husband, said the dock had been approved by the Zoning Board but the dock permit application had not been approved yet.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE14031442**  
801 Southeast 18 Street  
BROOKS, DENNIS H & THO T

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. THIS MULTI-FAMILY DWELLING HAS BEEN REROOFED WITH A PERMIT THAT WAS LEFT TO EXPIRE. **COMPLIED**
2. THE INTERIOR HAS BEEN UPGRADED INSIDE THE KITCHEN AND BATHROOM AREAS WITH ELECTRICAL AND PLUMBING FIXTURES. THE CABINETS WERE REPLACED.
3. THE CENTRAL A/C UNITS FOR ALL THE RENTAL APARTMENTS WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Dennis Brooks, owner, said the PVC was intended for runoff when downspouts were later installed and would redirect water to a swale area away from the sidewalks. Inspector Oliva withdrew the portion of the violation that referred to the PVC drainage pipes. Mr. Brooks He said a contractor had been hired to address the air conditioner issue.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

When the Board returned, Mr. Smith took Mr. Mohnani's place on the dais.

**Case: CE14021838**

1448 Southeast 13 Street  
BAKER, MICKEY & JUDITH CHURCH

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH  
THE COMPLETION OF TWO WOOD DOCKS WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judith Baker, owner, said her husband had begun the permitting process.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE14110272**

1311 Seminole Drive  
DANIELSSON, LEIF

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violation:

FBC(2010) 105.1

THIS PROPERTY IS BEING ALTERED WITH THE FOLLOWING  
WORK BEING DONE WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS. THIS WORK INCLUDES BUT IS NOT  
LIMITED TO:

1. EXTERIOR WALL REPAIR.
2. NEW DOCK.
3. NEW TIKI HUT.
4. WHAT APPEARS TO BE POST FOR A FENCE OR TRELLIS.
5. REMOVING AND REPLACING A PAVER DECK.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

Thomas Steiger, contractor, said the owner had permits for some of the work being done. The owner had tried to contact the Seminole contractor who had built the Tiki hut but he had not responded.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

**Case: CE15010697**

563 Northeast 15 Avenue  
MARC BEAUDOIN LLC

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.4.4

THIS TOWNHOUSE UNIT HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF ALL THE PLUMBING FIXTURES IN THE KITCHEN AND THREE BATHROOMS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.1

THIS TOWNHOUSE UNIT HAS BEEN ALTERED WITH THE COMPLETE INTERIOR REMODELING OF THE KITCHEN AND BATHROOMS INCLUDING BUT NOT LIMITED TO REMOVING AND REPLACING DRYWALL/TILE BACKING BOARD WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS TOWNHOUSE UNIT HAS BEEN ALTERED WITH THE INSTALLATION OF ELECTRICAL WIRING AND FIXTURES THROUGHOUT THE UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO SUBMIT FOR AND OBTAIN ALL REQUIRED PERMITS, SCHEDULE AND PASS ALL REQUIRED INSPECTIONS, AND PROPERLY CLOSE OUT ALL THE REQUIRED PERMITS TO FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula reported a Stop Work Order had been posted on the property on 1/12/15. Permit applications had been submitted on 3/20/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Frenchy Roy, the owner's representative, said the owner had hired an architect and a contractor but they had not done the work for which they were hired. The owner had hired a new contractor and Mr. Roy as property manager. Mr. Roy did not know who had done the electrical work.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15021032**

3209 Northeast 42 Court  
SQUARE HOUSE LLC

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR  
REMODELING WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL OF  
PLUMBING FIXTURES AND RENOVATIONS WITHOUT THE  
REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL OF  
ELECTRICAL AND RENOVATIONS WITHOUT THE REQUIRED  
PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS ALL REQUIRED INSPECTIONS  
AND PROPERLY CLOSE OUT ALL THE REQUIRED PERMITS TO  
FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula said a master permit application had been submitted on 3/5/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14120559**

200 S Birch Rd # 1111  
SHRIKI, ROY

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR  
REMODELING WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS ALL REQUIRED  
INSPECTIONS AND PROPERLY CLOSE OUT ALL REQUIRED  
PERMITS BEFORE THIS CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Elizabeth Melamed, the owner's representative, said the current owner had not changed the electrical panel. The owner had hired an electrical contractor, who initiated the permit process for the all of the electrical issues.

Inspector Masula confirmed for Mr. McGee that he believed the electrical panel was energized. He said he had ten code cases open at this building. Ms. Melamed stated the owner was a State-licensed mold remediator. Inspector Masula clarified that the violations involved the kitchen, the tankless water heater and electrical issues.

Mr. McGee was concerned about the risk of fire and suggested the electricity to the unit be shut off. Ms. Melamed agreed.

The Board, Mr. Bangel and Mr. Jolly discussed the Board's ability to order the electricity to be turned off as a condition of compliance. Ms. Melamed agreed to shut off the power immediately and agreed Inspector Masula could verify it.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Nelson, Mr. Thilborger Mr. Elfman opposed.

Ms. Goldwire announced she would not read the following case or sign the order.

**Case: CE14051939**

1460 Southwest 24 Court  
SMITH, PIERRE-PAUL

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:

**9-276(a)**

**POLICE REPORT STATES:**

**APARTMENT NUMBER TWO AT THIS PROPERTY IS GUTTED.**

- 1. THE LOWER FOUR FEET OF DRYWALL IS MISSING FROM THE ENTIRE LIVING SPACE EXPOSING INSULATION AND ELECTRICAL CONDUITS.**
- 2. THE LIGHTS AND CEILING FANS DO NOT WORK. THE LIGHT SWITCHES/RECEPTACLES ARE BARE DUE TO THE DRYWALL THAT WAS REMOVED AROUND THEM LEAVING THE INSULATION EXPOSED AS WELL.**
- 3. IN THE KITCHEN AREA, THERE ARE NO KITCHEN CABINETS. THE KITCHEN AREA IS GUTTED WITHOUT A SINK. ONLY WATER SUPPLY HOOK-UPS WHERE THEY SHOULD BE. THE HOT WATER HEATER WAS REMOVED BY THE LANDLORD.**
- 4. OUT OF THE TWO EXISTING BATHROOMS, ONLY ONE IS WORKING.**  
**THE TENANTS, A COUPLE WITH THEIR TWO CHILDREN MOVED HERE UNDER THESE LIVING CONDITIONS.**

**9-279(e)**

**OCCUPIED DWELLING MUST HAVE HOT AND COLD RUNNING WATER.**

**9-280(b)**

**THE INTERIOR OF THIS RENTAL UNIT HAS BEEN LEFT TO DETERIORATE AND IS NOT MAINTAINED.**

**FBC(2010) 105.1**

**THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS.**

- 1. THE INSIDE OF UNITS #1 AND #2 HAS BEEN GUTTED.**
- 2. ELECTRICAL, PLUMBING AND DRYWALL WORK IN PROGRESS.**

**FBC(2010) 110.9**

**THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED**

**AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.**

Inspector Oliva stated the case was begun pursuant to a complaint from the Police Department about a family occupying the unsafe unit and the owner had removed the tenant immediately. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Smith Pierre Paul, owner, said his attorney needed to discharge the title to the property before Mr. Paul could refinance the property to afford the repairs. He confirmed no one was living in the unit. Inspector Oliva stated the two ground floor apartments were affected by the damage, but the second floor units were in danger because of the first floor electrical violations and the open fire partition.

Inspector Oliva said he had been unable to inspect the second floor units. Mr. Nelson said the electrical issues on the first floor made the entire structure un-tenantable. Inspector Oliva intended to alert the Fire Marshal about this building.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15020130**

115 Southwest 19 Avenue  
LOPEZ, MILTON &  
HACKERT, MICHAEL

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

**THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS, INSPECTIONS AND THE C.O.**

- 1. DUPLEX CONVERTED TO FOURPLEX.**
- 2. THERE ARE ONLY 2 ELECTRICAL METERS WHICH MEANS 2  
UNITS HAVE TO SHARE 1 METER. EACH RENTAL UNIT HAS  
ITS OWN KITCHEN AREA WHICH HAS INCREASED THE  
APPROVED AMP LOAD OF EACH METER AND ELECTRICAL  
PANEL OVER THE APPROVED AMP RATED BY THE  
ELECTRICAL DEPARTMENT. BY THIS ACTION THE OWNER OF**

THE PROPERTY HAS CREATED AN ELECTRICAL FIRE HAZARD.

2. THERE ARE INTERIOR HALLWAYS AND DOOR OPENINGS THAT WERE ENCLOSED.
3. NEW CUT-OUTS IN THE EXTERIOR WALL WERE DONE TO INSTALL THE EXTRA EXIT DOORS FOR THE TWO ADDITIONAL UNITS.
4. THE WINDOWS IN ALL THE OPENINGS WERE REPLACED.
5. THERE ARE PLUMBING ALTERATIONS TO THE EXISTING SYSTEM TO ADD TWO EXTRA SINKS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THE DUPLEX HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva said the case was begun pursuant to a complaint from the Fire Marshal. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Michael Hackert, owner, said he had purchased the property in this condition. He stated he had hired a contractor and intended to correct all violations and convert the building back to a duplex. Mr. Hackert stated 35 days might be a "tight timeframe" to get the work done. He confirmed for Mr. Thilborger that three of the four units were occupied.

Inspector Oliva requested 35 days for the owner to vacate the two illegal units and cut power to those units.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Thilborger left the meeting at 12:26.

**Case: CE15011493**

401 Southwest 4 Avenue # 605  
TOTH, ILDIKO

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

1. THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE DEMOLITION OF THE KITCHEN AND TWO BATHROOMS WITHOUT THE REQUIRED PERMITS.
2. THIS CONDO UNIT HAS ALSO BEEN ALTERED WITH THE COMPLETE REMODELING OF THE ENTIRE UNIT WHICH INCLUDES BUT IS NOT LIMITED TO STRUCTURAL WORK BEING DONE WHICH INCLUDES BUT IS NOT LIMITED TO FRAMING, DRYWALL AND TILE BACKING BOARD WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE REMODELING OF THE UNIT WHICH INCLUDES BUT IS NOT LIMITED TO THE REMOVAL AND REPLACEMENT OF THE PLUMBING FIXTURES WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE RENOVATION OF THE ENTIRE UNIT WHICH INCLUDES BUT IS NOT LIMITED TO ELECTRICAL WIRING BEING INSTALLED AND ALTERING THE EXISTING ELECTRICAL DEVICES AND SWITCHES WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE REMODELING OF THE KITCHEN AND BATHROOMS INCLUDING BUT NOT LIMITED TO THE ALTERATION OF THE MECHANICAL DUCT WORK AND FANS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THIS CODE CASE WILL FIRST REQUIRE THAT THE CONDO UNIT OWNER HIRE A LICENSED ARCHITECT OR ENGINEER TO PROVIDE A COMPLETE SET OF DRAWINGS TO ADDRESS ALL THE VIOLATIONS AND THE NEEDED CORRECTIONS. BECAUSE OF THE SEVERITY OF THE ELECTRICAL WORK

THAT WAS DONE. THIS WILL BE A REQUIREMENT IN ORDER TO OBTAIN PERMITS. THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL THE REQUIRED PERMITS, SCHEDULE AND PASS ALL THE REQUIRED INSPECTIONS, PROPERLY CLOSE OUT ALL THE REQUIRED PERMITS TO FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula stated the case was begun after the Fire Department responded to a sprinkler being triggered at the property because of work being done by an unlicensed contractor. He stated the owner had hired a new contractor and applied for permits. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Bangel stated he had a conflict and had called another Assistant City Attorney.

Mate Dezamits, owner, said he had hired a general contractor and he was working to comply.

Inspector Masula had not reviewed the plans or application yet so he could not say if they covered all violations.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

**Case: CE13101030**

1329 Northwest 7 Terrace

TOTAL HOUSING INC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and recommended a 126-day extension for inspections.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14030562**

2317 Southwest 34 Avenue  
SUNNY BROWARD VENTURES LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress.

**Motion** made by Mr. Nelson to grant a 126-day extension to 7/28/15, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE14050975**

1509 Northwest 4 Street  
NICHOLLS, WHILMAR

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued and recommended a 126-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 126-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14060528**

1213 Northwest 3 Street  
TOTAL HOUSING INC

This case was first heard on 11/25/14 to comply by 2/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were in progress and recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14062131**

1656 Southwest 28 Way  
UNITED PROPERTIES OF SOUTH FLORIDA

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the final inspection was set for that day and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 35-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14070723**

3600 Southwest 21 Street  
CAPITAL DREAM TEAM MORTGAGE  
INVESTMENTS INC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the air conditioner permit was in process.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14071663**

3120 Southwest 17 Street  
HUYNH, ANH MY

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said there had been no effort to comply.

**Motion** made by Mr. Nelson to grant a 91-day extension to 6/23/15, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE13030518**

1215 Seminole Drive  
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no permit activity but the contractor had sent him an email that included a copy of the plans to be submitted.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13091177**

3210 Northwest 63 Street  
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14, amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a permit application had been submitted on 2/24/15. It had failed reviewed and been picked up for corrections.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14031507**

416 Southwest 11 Court  
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance. Ms. Goldwire had received a letter from the owner indicating he could not attend the hearing and that his contractors were working on the violations.

Leroy Jones, Building Inspector, recommended a 63-day extension. He said permit applications had been submitted in December, failed review and picked up for corrections.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14072024**

2017 Northwest 10 Avenue  
COLFIN AI-FL 3 LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been no progress and no contact from the owner. Ms. Ketor confirmed no one had appeared to represent the property at the first hearing.

**Motion** made by Mr. Nelson to grant a 91-day extension to 6/23/15, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE14071058**

350 Delaware Avenue  
RIUTTANEN, JOHN S

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leroy Jones, Building Inspector, reported there had been no progress and no communication from the owner. Ms. Ketor confirmed no one had appeared to represent the property at the first hearing.

**Motion** made by Mr. Nelson to grant a 91-day extension to 6/23/15, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE10070711**

2601 Southwest 13 Place  
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/25/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the owner had purchased the property after a fire and was unaware the property was deemed unsafe. Inspector Oliva had been working with the owner, who had been present earlier, but she had decided to let the house go back to the bank.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14111487**

1511 Northeast 17 Avenue  
DURHAM, DUSTY KEITH

This case was first heard on 2/24/15 to comply by 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended no extension. He confirmed no one had appeared to represent the property at the first hearing.

**Motion** made by Mr. Nelson to grant a 91-day extension to 6/23/15, during which time no fines would accrue. Motion died for lack of a second.

**Case: CE14071427**

1501 Northeast 12 Street  
POLARIS GV INVESTMENTS LLC  
% MONICA VACAS

This case was first heard on 9/23/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,025 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the plans had been picked up for corrections and returned March 2. The permits were now pending.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14021595**

1842 Northeast 26 Avenue  
AILOS, MORDECHAI M

This case was first heard on 4/22/14 to comply by 7/22/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance, fines had been imposed on 10/28/14 and currently totaled \$1,770. The City was requesting the fines be increased and continue to accrue.

Robert Masula, Building Inspector, recalled that the Assistant Building Official and Assistant City Attorney had requested the increase in the fines. He stated the owner had not resubmitted new permit applications or picked up the current applications for corrections.

Ms. Goldwire reminded the Board that at the February hearing, the Board had granted a 28-day extension and fines had stopped accruing. The City wanted the fines to start accruing again. Mr. Nelson argued that the Board did not have the ability to stop fines from running once they were imposed.

**Motion** made by Nelson, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to re-impose fine of \$15 per day, per violation, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Mr. Nelson left the dais at 1:18.

**Case: CE14011304**

1737 Northeast 7 Terrace  
CAPITAL INVESTMENTS LLC

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR AND EXTERIOR REMODELING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF CAMERAS AND LOW VOLTAGE WIRING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.15

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO SUBMIT FOR AND OBTAIN ALL REQUIRED PERMITS, PASSED THE AFTER THE FACT REVIEW, SCHEDULE AND PASS ALL REQUIRED FIELD INSPECTIONS, SCHEDULE AND PASS FINALS AND PROPERLY CLOSE THESE PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14111192**

4143 North Ocean Boulevard # 103  
HASSAN, JAMES C &  
HASSAN, A L

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF ALL THE WINDOWS AND DOORS IN THE UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE OUT ALL THE REQUIRED PERMITS TO FULLY COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Mr. Nelson returned to the dais at 1:24.

**Case: CE14091251**

1736 Southeast 14 Street  
VERDUGO, CARLOS E

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
9-280(B)

1. THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
2. THE SEAWALL AT THIS PROPERTY IS IN NEED OF REPAIRS AND MAINTENANCE.

FBC(2010) 105.4.3

1. THIS PROPERTY HAS BEEN ALTERED WITH THE PARTIAL DEMOLITION OF A DOCK WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.
2. THE WOODEN DOCK HAS NOT BEEN MAINTAINED AND HAS NOW DETERIORATED FROM THE ELEMENTS. THIS STRUCTURE HAS NOW BECOME A WINDSTORM HAZARD AND IS UNSAFE.

FBC(2010) 105.4.18

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A FENCE WITHOUT THE REQUIRED  
PERMIT AND/OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Based upon the photographs, Mr. Nelson was unsure a violation existed because the undermining of the seawall could be caused by a leaking sprinkler line. Inspector Masula had spoken with a seawall contractor who had visited the property and he informed Inspector Masula that the seawall required repair.

**Motion** made by Mr. Dooley, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Mr. Nelson and Ms. Hinton opposed.

**Case: CE14111609**

545 S FtL Beach Boulevard 1101  
WISMER, GERALD BRUCE

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR  
REMODELING WITHOUT THE REQUIRED STRUCTURAL PERMITS  
AND/OR INSPECTIONS.

FBC(2010) 105.4.3

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR  
DEMOLITION OF THE FRAMING AND DRYWALL THROUGHOUT  
THE KITCHEN, BATHROOMS AND OTHER AREAS OF THIS  
UNIT WITHOUT THE REQUIRED DEMOLITION PERMITS  
AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE REMOVAL  
OF THE PLUMBING FIXTURES IN THE KITCHEN AND  
BATHROOMS WITHOUT THE REQUIRED PLUMBING PERMIT  
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE ALTERATION OF ELECTRICAL WIRING AND DEVICES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THIS CODE CASE WILL REQUIRE THAT ALL REQUIRED PERMITS ARE OBTAINED, INSPECTED, PASSED AND CLOSED IN ORDER TO COMPLY AND CLOSE THIS CODE CASE IN THIS CONDO BUILDING.

Inspector Masula stated a Stop work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15020820**

1710 Northeast 5 Court  
NAOUI, HASSSEN  
NAOUI, NIVROSE DEZEME

Service was via posting on the property on 3/20/15 and at City Hall on 3/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY IS BEING ALTERED WITH RENOVATION WORK WHICH INCLUDES BUT IS NOT LIMITED TO STRUCTURAL WORK BEING DONE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY IS BEING ALTERED WITH ELECTRICAL WORK BEING DONE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14120868**

729 Southwest 15 Avenue  
729 33 LLC

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.

1. A WOOD FENCE WAS ERECTED AROUND THE PROPERTY  
LINE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE14101440**

2000 Southwest 4 Avenue  
J R MANAGEMENT GROUP LLC

Service was via posting on the property on 3/10/15 and at City Hall on 3/12/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

**PERMITS AND INSPECTIONS.**

**A STOP WORK ISSUED FOR:**

1. THE OPENING PROTECTIONS WERE REPLACED AT THE DWELLING.
2. THE OUTSIDE WALLS AND CEILING IN THE CARPORT AND PORCHES BELONGING TO THE PROPERTY ARE BEING STUCCO.
3. THE INTERIOR WALLS HAVE BEEN GUTTED AND THERE IS WORK IN PROGRESS ON THE ELECTRICAL AND PLUMBING SYSTEM TO UPGRADE THEM.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 115.1

A STOP WORK WAS ISSUED.

Inspector Oliva stated a Stop Work Order had been posted on the property on 10/17/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had met with the owner, a general contractor and professional designer and they agreed to submit a permit application within the next 60 days. Inspector Oliva, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/26/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Meeting Minutes**

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to approve the minutes of the Board's February 2015 meeting. In a voice vote, motion passed 6-0.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE12030489

CE14071030

CE14072221

CE14081179

CE14110111

CE14082172

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

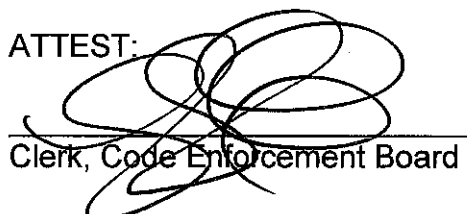
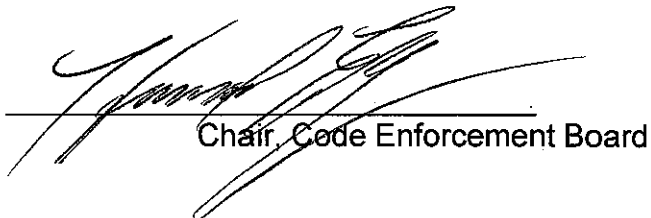
CE14121191

CE15010221

CE15011566

There being no further business to come before the Board, the meeting adjourned at 1:46 p.m.

ATTEST:

  
Clerk, Code Enforcement Board  
Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.